From:	David Lefkowitz
To:	Ebinger, Matthew J. - PDR
Subject:	Objection to Ordinance No. 2019-302
Date:	Monday, November 25, 2019 10:07:33 AM

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To whom it may concern:

Please share the following message with the Richmond City Planning Commission for their meeting on Monday, December 2nd:

I write with regard to Ordinance No. 2019-302, Special Use Permit for 1620 Park Avenue. My name is David Lefkowitz, and I am a co-owner, with my wife Allison Wetterhahn, of a home located at 1607 Park Avenue.

We wish to express our opposition to the request for a Special Use Permit authorizing the conversion of 1620 Park Avenue into a four unit apartment building. When 1620 illegally housed five units we often had great difficulty finding parking on the 1600 and 1700 blocks of Park Avenue, as well as the cross-street (Vine). We were also regularly awoken in the middle of the night by noise from one or more of the units in the building, and found trash strewn in the alley or on the street on an almost weekly basis. With a new apartment building rising at the intersection of Lombardy and Grace and plans to convert the multi-story office building on Lee Circle into apartments, we expect the problems of parking, noise, and trash will only increase.

The current zoning permits single family and two family homes on streets like our own, with densities of 8 to 20 units per acre. We see no reason for the city to accede to the request to double the number of units allowed in a building like 1620 Park, with a density of 44 units per acre, or to impose the loss in property value that will surely follow for those like us, who are its neighbors. We also hope the Planning Commission will see through the ruse of describing the request as an improvement on the prior state of affairs (a reduction from five units to four), since the prior number of units were an illegal violation of zoning regulations. Thank you for your consideration.